



# APPLICATION BOARD OF ZONING APPEALS

## APPEAL

\_\_\_\_\_ Filing Fee

\_\_\_\_\_ Filing Deadline

\_\_\_\_\_ Board of Zoning Appeals Hearing

The City will send written notice of public hearings by certified or registered mail to all adjoining and facing property owners at least 10 days prior to the Board of Zoning Appeals hearing, and not more than 30 days prior to the hearing.

Board of Zoning Appeals hearing \_\_\_\_\_

Send notices by certified or registered mail between the dates of

\_\_\_\_\_ and \_\_\_\_\_.

## INSTRUCTIONS

1. **FILING:** Appeals to the Board of Zoning Appeals must be filed within **30 days from the date that the order, requirement, decision or determination was made.**
2. **APPLICATION FORMS:** Complete the form titled “ Application for Appeal, Board of Zoning Appeals.” Please use blue or black ink. Sign the form and include a daytime phone number and email address.
3. **PLANS:** Twelve (12) copies of supporting materials are to be submitted with each application. Plans, drawings, photos, or other materials should not exceed 11” x 17” and should not be smaller than 8.5” x 11”. All plan sets must be to scale. In addition, applicants should submit all images, photographs, and drawings in digital format. Larger or additional copies may be requested by staff for large scale projects. Applications without the required supporting materials will be deemed incomplete and will not be scheduled for hearing by the BZA.
4. **FILING FEE:** Applicants must submit a filing fee with the application. Exact amount may be obtained from the Department of Planning and Zoning.
5. **PROPERTY OWNER NOTIFICATION:** In the case of an appeal to the Board of Zoning Appeals, the City shall send written notice to all adjoining and facing property owners; notices must be sent by certified or registered mail **at least ten days** prior to the Board of Zoning Appeals public hearing (not counting the date of the hearing) and **not more than 30 days** prior to the hearing. In the event the application is deferred, notification shall be given again.

## **BOARD OF ZONING APPEALS PROCESS**

### **PUBLIC HEARINGS – BOARD OF ZONING APPEALS**

The Board of Zoning Appeals meets on the second Thursday of each month in the City Council Chambers, City Hall, at 7:30 P.M. Meeting dates should be verified by the applicant prior to the hearing as they are subject to change. **The applicant or a representative must attend the meeting.**

### **DEFINITION OF APPEAL**

The Board of Zoning Appeals is authorized to hear appeals where it is alleged there is error from any order, requirement, decision or determination made by the Director in the administration or enforcement of the Zoning Ordinance of the City of Alexandria, Virginia and jurisdiction is not given to another body. The appeal must be filed within 30 days of such order, requirement, decision or determination made by the Director.

### **APPEAL POWERS – BOARD OF ZONING APPEALS**

The Board of Zoning Appeals may reverse or affirm wholly or partly or may modify the order, requirement, decision or determination appealed from.

### **STAY OF PROCEEDINGS**

A properly filed appeal shall stay all proceedings in furtherance of the action appealed from, unless the Director certifies to the Board after the notice of appeal has been filed that by reason of facts stated in the certificate a stay would, in his/her opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by restraining order which may be granted by the Board or by a proper court on notice to the Director and on due cause shown.

### **DECISIONS ON APPEAL**

Within a reasonable time after the appeal has been filed, the Board shall hold a public hearing, giving public notice thereof as well as due notice to parties of interest, decide the appeal and file with the Director written findings of fact and conclusions regarding the appeal. The concurring vote of four members is needed to reverse a decision. The Director will provide a copy of the decision to the applicant and to each other person who was a party of record at the hearing.

### **APPEAL OF THE BOARD OF ZONING APPEALS DECISION**

Any person jointly or severally aggrieved or affected by a decision of the Board of Zoning Appeals may appeal such decision by filing a petition in the Circuit Court of the City. The petition shall set forth the alleged illegality of the Board's action, and shall be filed within 30 days from the date of the decision of the Board.

**For assistance with any of these procedures or processes, please call the  
Department of Planning and Zoning at 703-746-4333.**



BZA Case # \_\_\_\_\_

## APPLICATION BOARD OF ZONING APPEALS

### APPEAL

Identify the order, requirement, decision or determination that is the subject of the appeal. Attach one copy to the application.

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What is the date of that order, requirement, decision or determination was made?

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\*The appeal must be filed within 30 days from the date that the order, requirement, decision or determination was made.

### PART A

1. Applicant:    ☐ Owner    ☐ Contract Purchaser    ☐ Agent

Name \_\_\_\_\_

Address \_\_\_\_\_

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Daytime Phone \_\_\_\_\_

Email Address \_\_\_\_\_

2. Property Location \_\_\_\_\_

3. Assessment Map # \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Zone \_\_\_\_\_

4. Legal Property Owner Name \_\_\_\_\_

Address \_\_\_\_\_

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5. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes, Provide proof of current City business license.
- ☐ No, Said agent shall be required to obtain a business prior to filing application.

**THE UNDERSIGNED HEREBY ATTESTS** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Telephone**

\_\_\_\_\_  
**Date**

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

\_\_\_\_\_  
Date                      Printed Name                      Signature

**Alexandria City Council**

William Euille, Mayor  
Kerry Donely, Vice Mayor  
Frank Fannon IV  
Alicia Hughes  
Rob Krupicka  
Redella "Del" Pepper  
Paul Smedberg

**Board of Zoning Appeals**

Harold Curry, Chair  
Mark Allen, Vice Chair  
Geoffrey Goodale  
David Lantzy  
Jennifer Lewis  
Eric Zander  
John Keegan

**Board of Architectural Review****Parker-Gray District**

William Conkey, Chair  
Deborah Rankin, Vice Chair  
Christina Kelley  
H. Richard Lloyd, III  
Robert Duffy  
Douglas Meick  
Philip Moffat

**Planning Commission**

John Komoroske, Chair  
H. Stewart Dunn, Vice Chair  
Donna Fossum  
J. Lawrence Robinson  
Mary Lyman  
Jesse Jennings  
Eric Wagner

**Board of Architectural Review  
Old and Historic District**

Thomas Hulfish, Chair  
Oscar Fitzgerald, Vice Chair  
Arthur Keleher  
Wayne Neale  
Peter Smeallie  
James Spencer  
John Von Senden

**Updated 5/1/2010**

**Definition of business and financial relationship.**

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

**BZA Case #** \_\_\_\_\_

## **PART B**

- 1. Why do you believe the order, requirement, decision or determination is incorrect? Explain the basis for the appeal, beginning in the following space and using additional pages, if necessary.**

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.